



club place

DUBAI HILLS ESTATE

EMAAR





DUBAI HILLS ESTATE

## The Green Heart of Dubai

A unique and masterfully designed community, Dubai Hills Estate is a vibrant neighbourhood offering a serene, family-friendly atmosphere. Enjoy the quiet charm and convenience, while having the best of the city's attractions just around the corner. From world-class healthcare and education to a central park, a championship golf course, and the lifestyle haven of Dubai Hills Mall, everything you need is at your doorstep.



# Perfectly Located

- 15 Minutes from Downtown Dubai
- 15 Minutes from Dubai Marina
- 20 Minutes from Dubai Int'l Airport
- 25 Minutes from Al Maktoum Int'l Airport







## Stunning Views

Soak in panoramic views of lush fairways and charming villas. Every window offers a glimpse of nature's beauty, right at home.



An aerial photograph of a golf course, showing a vibrant green fairway and a central green. Several sand traps are visible, along with scattered trees and shadows cast across the grass. A thin white line with a diamond-shaped end points from the top edge of the image down to the green.

## Luxury with a Green Touch

Find your sanctuary where luxury meets nature. These stunning towers offer a perfect blend of elegance and tranquillity with breathtaking views of the Dubai Hills Golf Course.

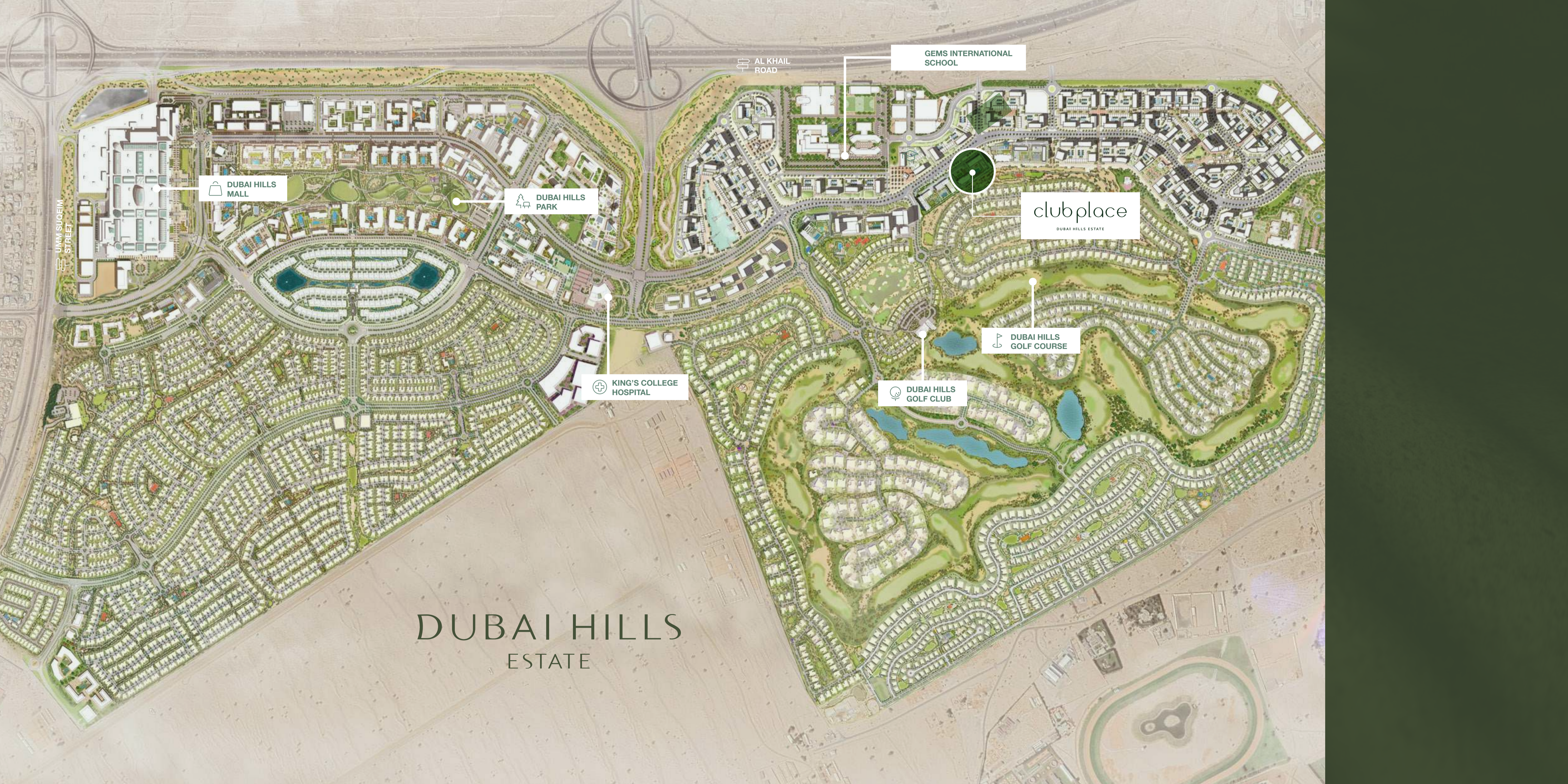




Serenity at  
Your Doorstep







AL KHAIL ROAD

GEMS INTERNATIONAL SCHOOL

DUBAI HILLS MALL

DUBAI HILLS PARK

clubplace  
DUBAI HILLS ESTATE

KING'S COLLEGE HOSPITAL

DUBAI HILLS GOLF CLUB

DUBAI HILLS GOLF COURSE

# DUBAI HILLS ESTATE

UMM SUQEIM STREET





Wellness-Centred  
Lifestyle

Feel the warmth and comfort in every detail. Sun-filled rooms, smart layouts, and beautiful views invite you to live a life of relaxation and rejuvenation.







# Comfortable Living Spaces

Choose from one, two, and three-bedroom apartments, each designed to provide spacious and comfortable living.











Elegant  
Design



Enjoy the modern elegance of clean lines, natural light, and high-quality finishes. Balconies that connect you seamlessly to the outdoors.

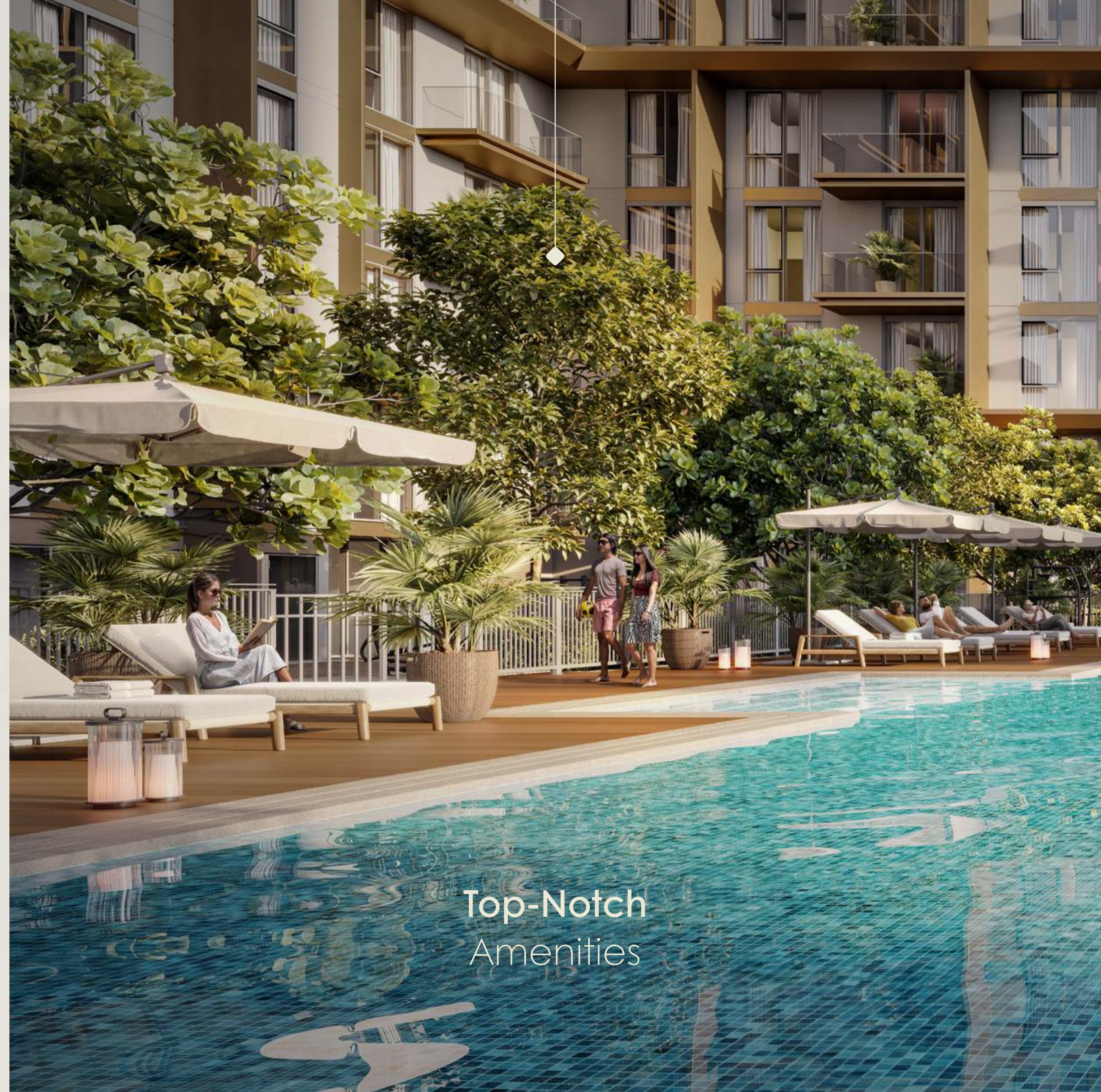








Enjoy amazing amenities like an outdoor pool, serene yoga decks, and more, ensuring every moment is a blend of relaxation and activity.



**Top-Notch  
Amenities**







Eco-Friendly  
Living



Live sustainably with energy-efficient designs and lush green landscapes, blending luxury with a commitment to the environment.





NEARBY ATTRACTION

# Dubai Hills Park

A Verdant Haven





NEARBY ATTRACTION

**Dubai Hills Golf Club**  
Iconic Golfing Destination





NEARBY ATTRACTION

**Dubai Hills Mall**  
A Dynamic Shopping  
Experience





## Global Lifestyle Developer

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world\*.

Market Cap AED  
**70.09Bn**  
FY 2023

Revenue AED  
**26.7Bn**  
As of Dec. 2023

Presence in  
**12+**  
Global Markets

Delivered  
**108,000+**  
Residential Units

Net Profit AED  
**11.6Bn**  
FY 2023

Under Development  
**25,500+**  
Residential Units

\*As in 31 December 2023